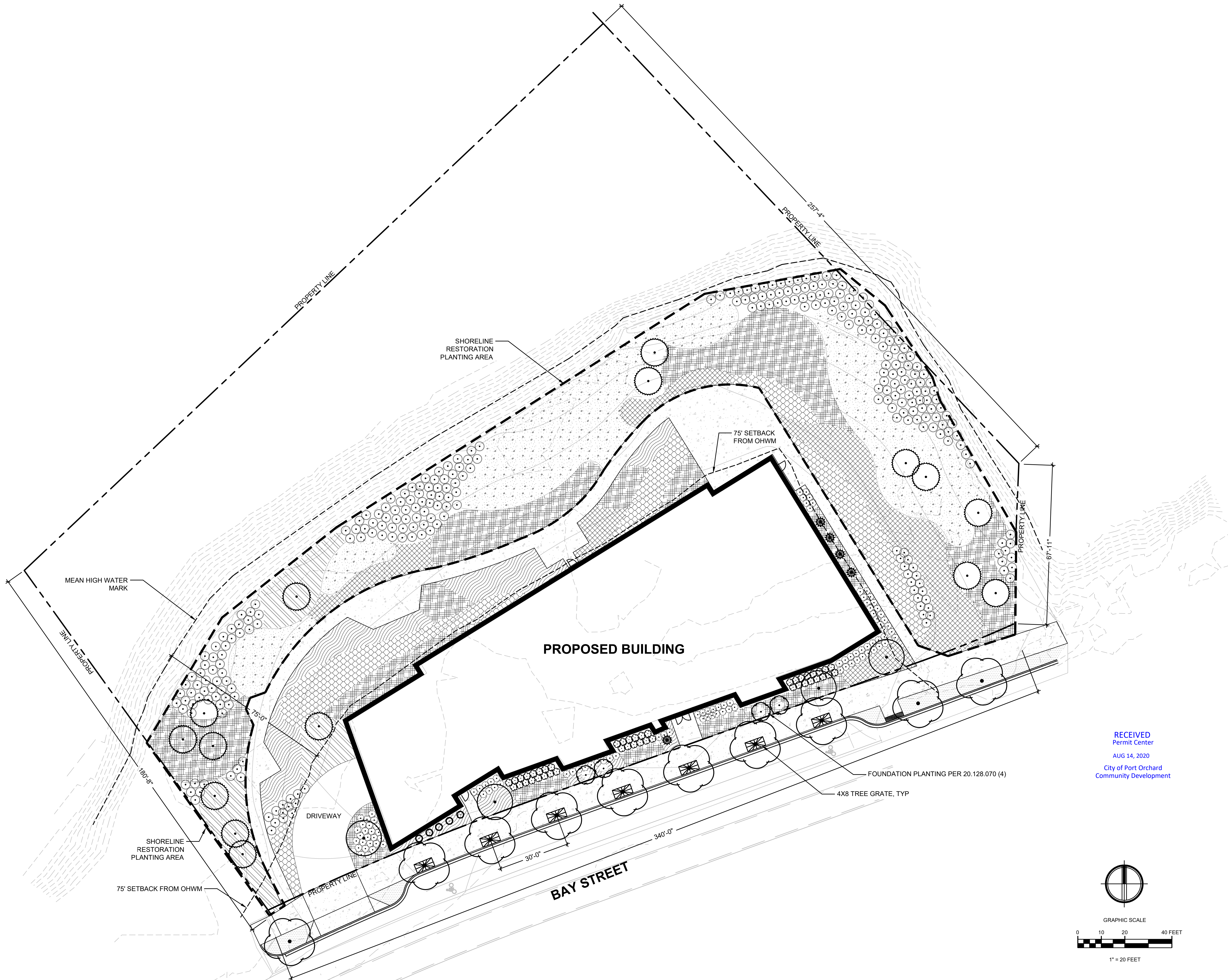
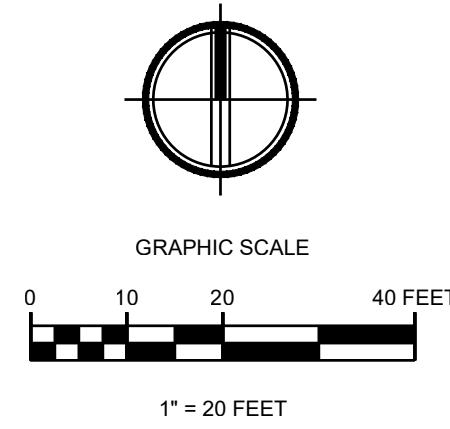


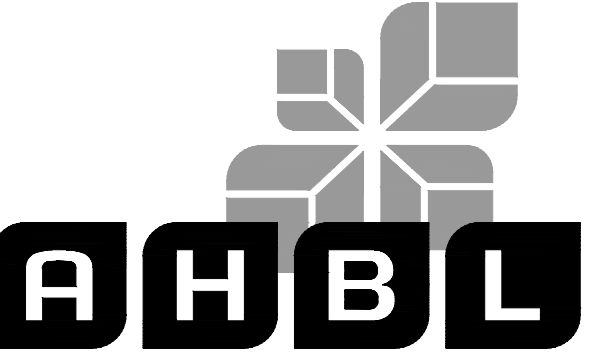
# 429 BAY STREET



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FOR PLANT SCHEDULE SEE SHEET L1.1



TACOMA · SEATTLE · SPOKANE · TRI-CITIES  
1200 6th Avenue, Suite 1620 Seattle, WA 98101  
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Project Title:

## 429 BAY STREET

Client:

WEDDERMANN  
ARCHITECTURE

2302 A STREET  
TACOMA, WA 98402  
Contact name & Info.

Project No.

2190242.40

Issue Set & Date:

## SHORELINE PERMIT

01/15/2020



01.16.2020

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- △
- △
- △

△ CHANGED TO ALL NATIVE PLANTINGS

Revisions:  
SHORELINE PERMIT RESUBMITTAL

Sheet Title:

## PLANTING PLAN

Designed by: SS     Drawn by: AG     Checked by: CS

Sheet No.

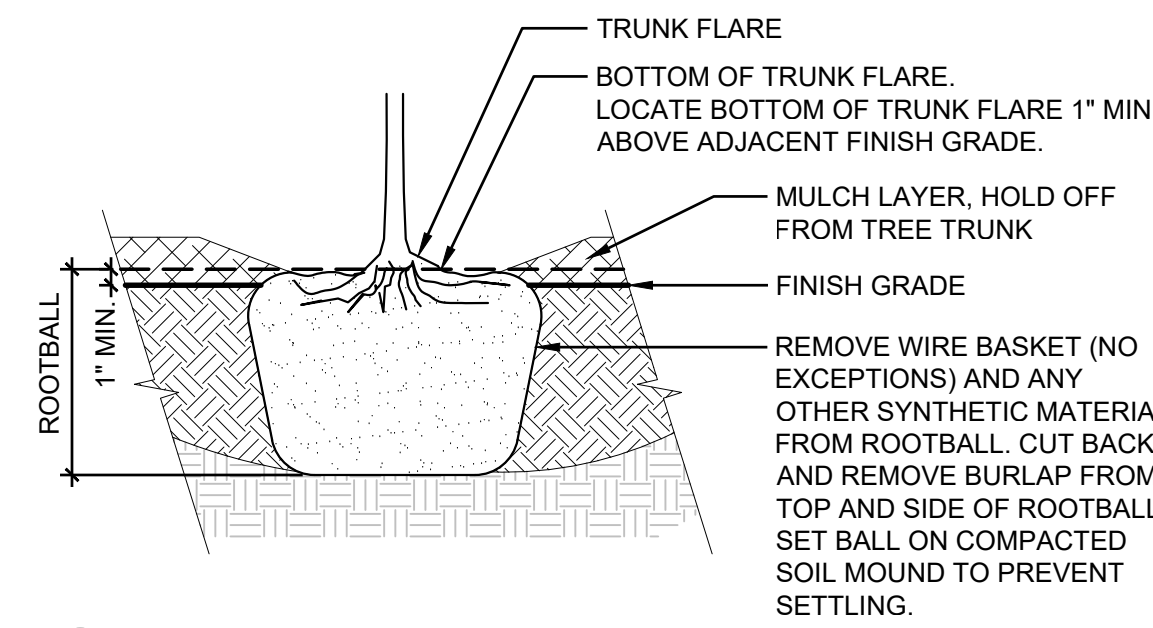
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1 of 2 Sheets



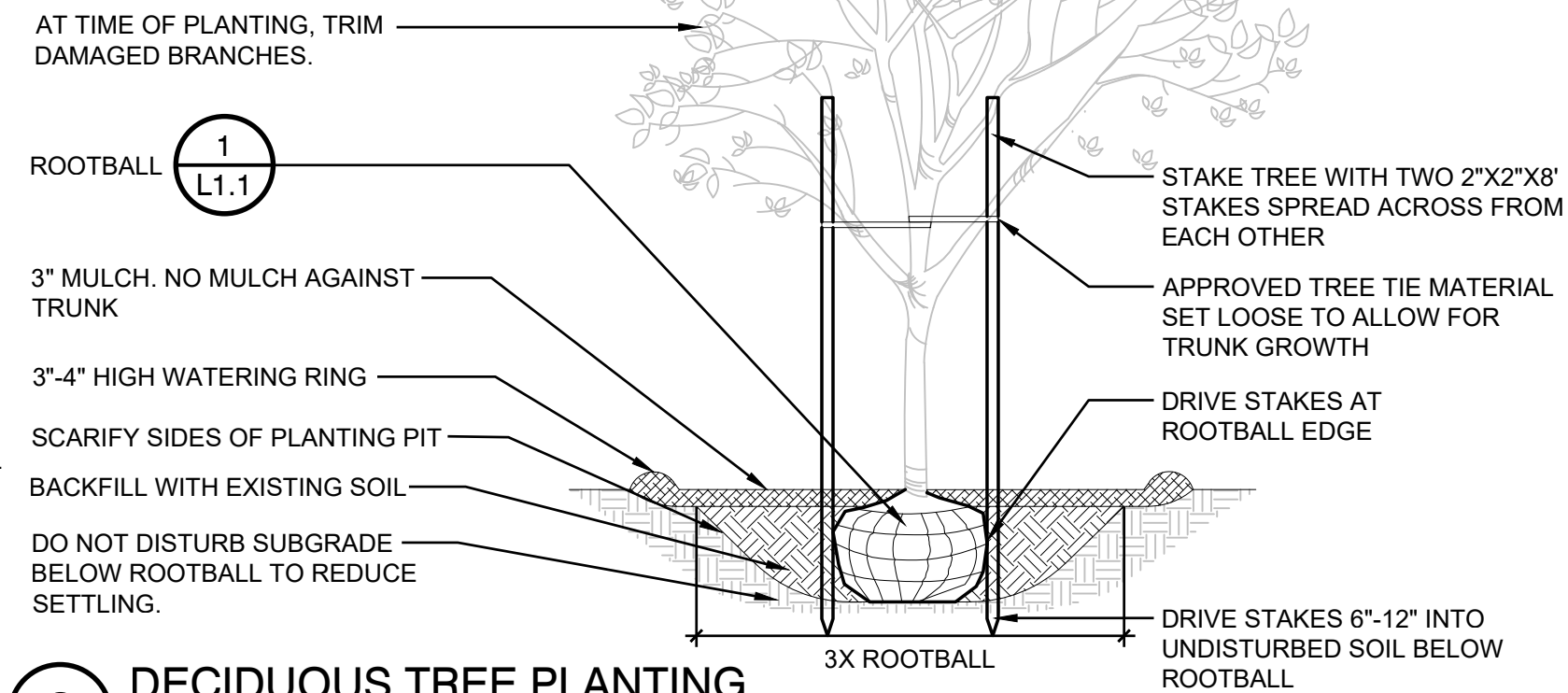
# 429 BAY STREET

- NOTES:**
- TREES PLANTED TOO DEEP WITHOUT EXPOSING ROOT FLARE WILL BE REJECTED AND SHALL BE REMOVED AND REPLANTED AT PROPER DEPTH.
  - REPLACEMENT OR REPLANTING OF REJECTED TREES WILL BE DONE AT THE CONTRACTOR'S EXPENSE.
  - REMOVE EXCESS SOIL THAT MAY HAVE ACCUMULATED ABOVE THE TRUNK FLARE PRIOR TO DIGGING AT NURSERY. EXPOSE AND LOCATE TRUNK FLARE PRIOR TO PLANTING.
  - PRUNE ANY GIRDLING OR ADVENTITIOUS ROOTS PRIOR TO BACKFILLING.



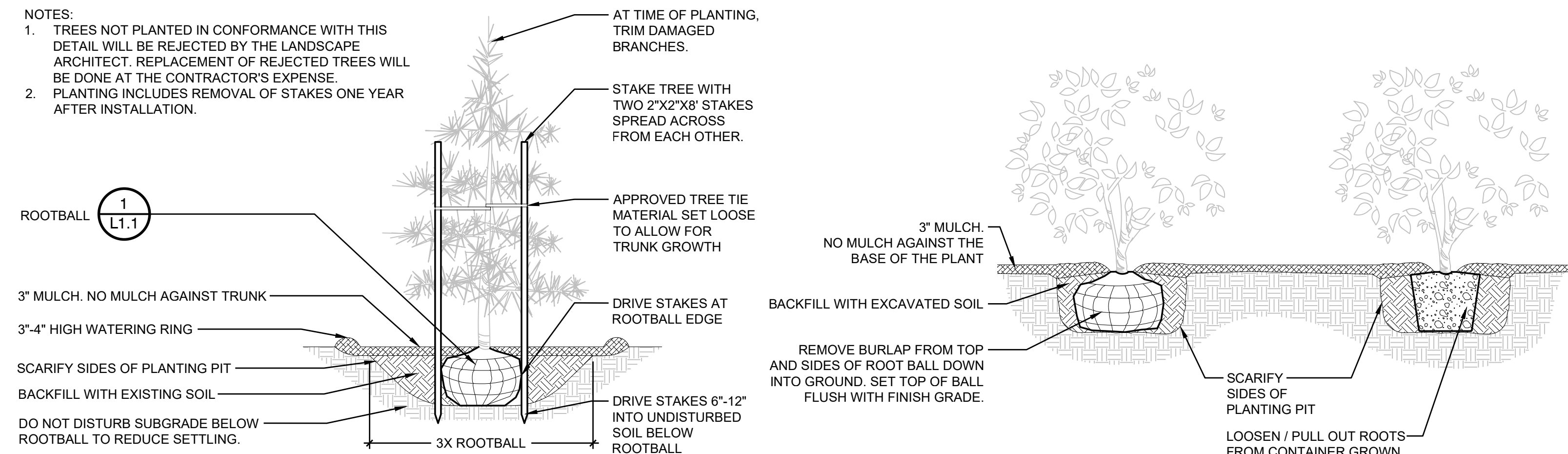
**1 ROOTBALL**  
1\"/>

- NOTE:**
- TREES NOT PLANTED IN CONFORMANCE WITH THIS DETAIL WILL BE REJECTED BY THE LANDSCAPE ARCHITECT. REPLACEMENT OF REJECTED TREES WILL BE DONE AT THE CONTRACTOR'S EXPENSE.

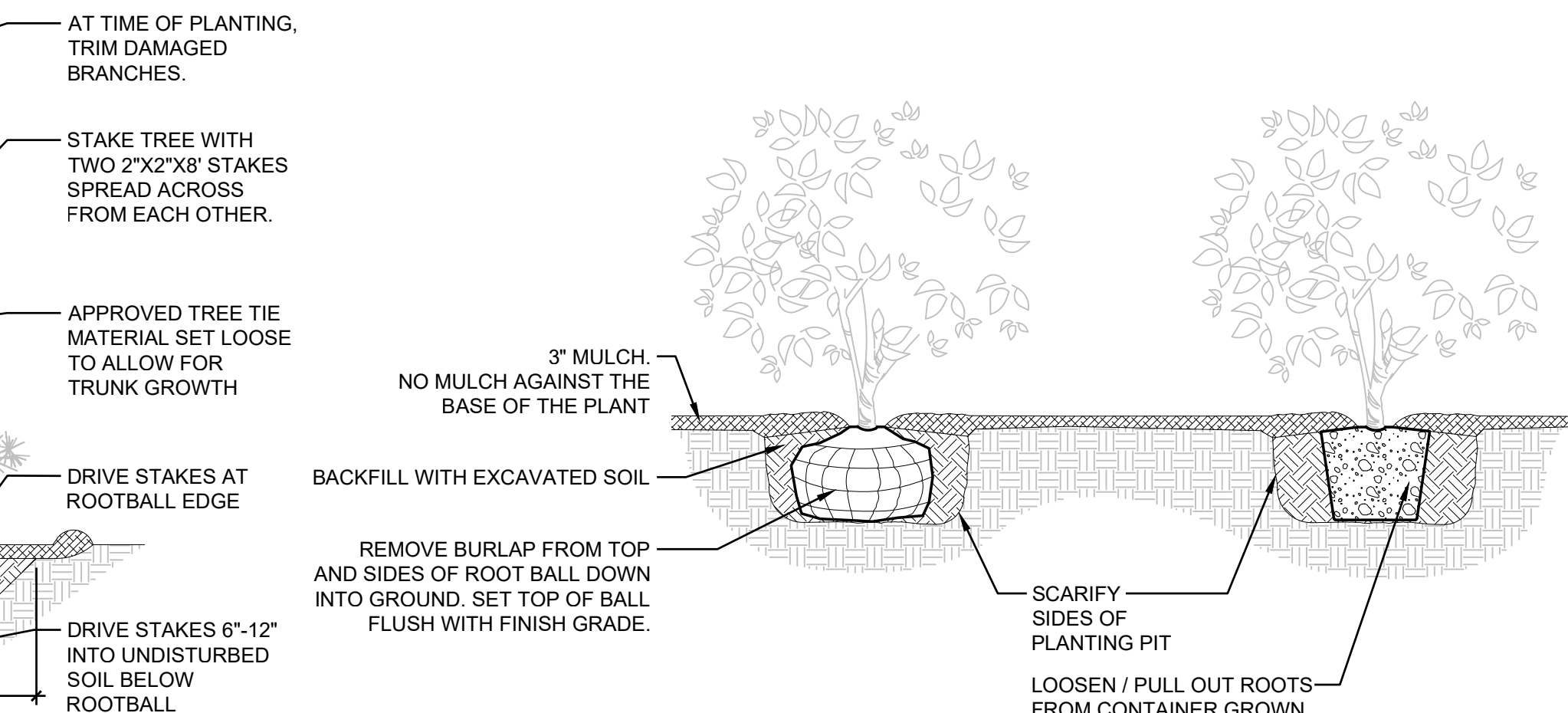


**2 DECIDUOUS TREE PLANTING**  
3/8\"/>

- NOTES:**
- TREES NOT PLANTED IN CONFORMANCE WITH THIS DETAIL WILL BE REJECTED BY THE LANDSCAPE ARCHITECT. REPLACEMENT OF REJECTED TREES WILL BE DONE AT THE CONTRACTOR'S EXPENSE.
  - PLANTING INCLUDES REMOVAL OF STAKES ONE YEAR AFTER INSTALLATION.

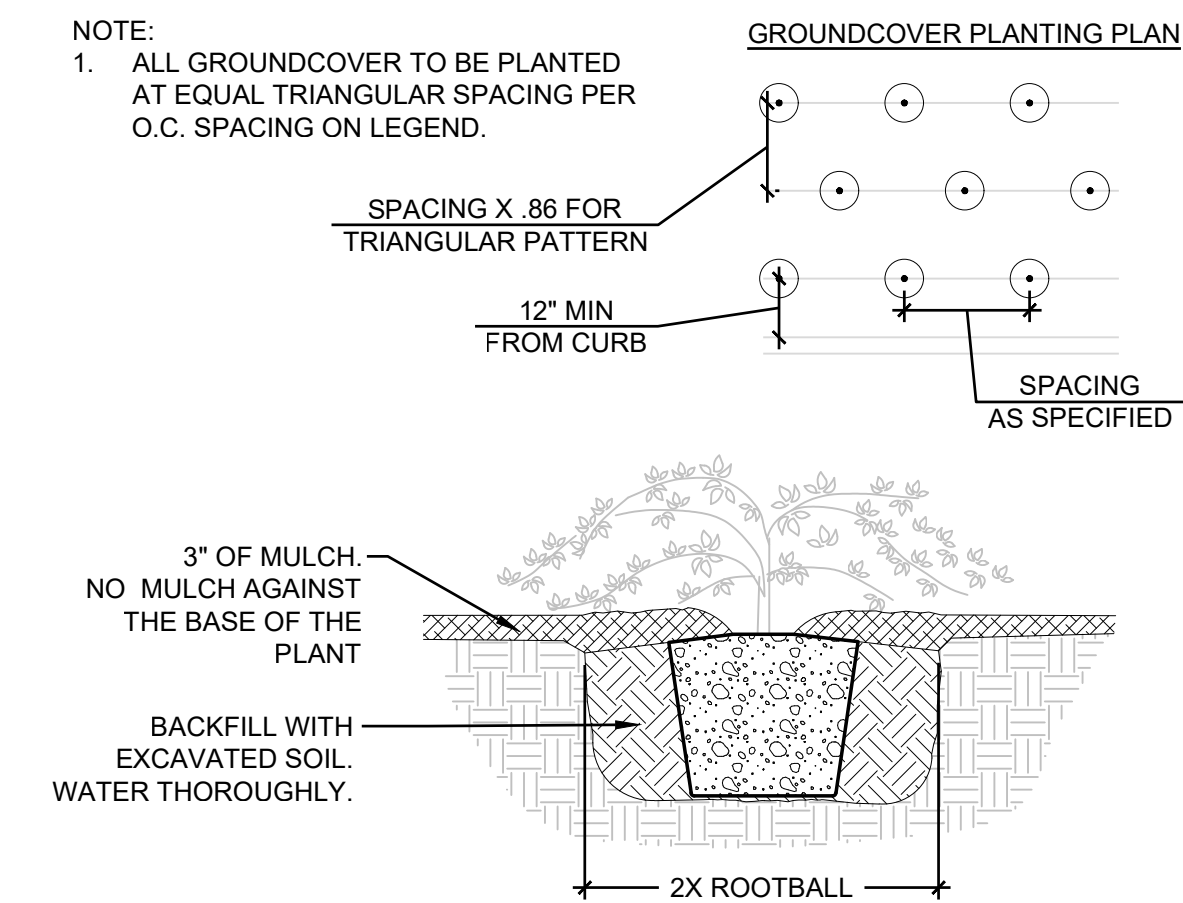


**3 CONIFER TREE PLANTING W/ STAKE**  
3/8\"/>

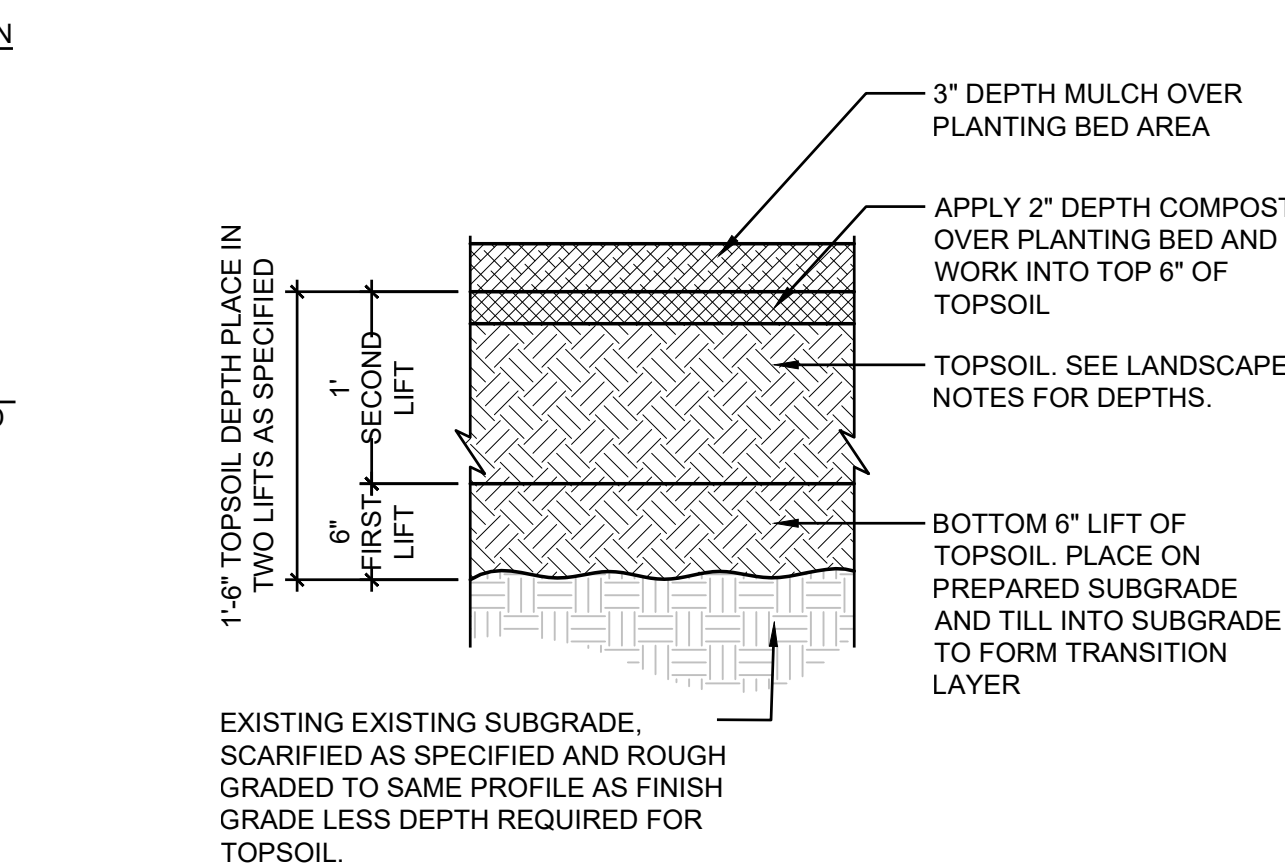


**4 SHRUB PLANTING**  
NTS

- NOTE:**
- ALL GROUNDCOVER TO BE PLANTED AT EQUAL TRIANGULAR SPACING PER O.C. SPACING ON LEGEND.



**5 GROUNDCOVER PLANTING**  
1/2\"/>



**6 SOIL PREPARATION FOR PLANTING AREAS**  
1\"/>

## LANDSCAPE CALCULATIONS

NO SIGNIFICANT TREES (TREES 36\"/>

## PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	MATURE HT
	AC	ACER CIRCINATUM	VINE MAPLE	7-8' HT, MULTI TRUNK	4	20
	CG	CHAMAECYPARIS OBTUSA 'GRACILIS'	SLENDER HINOKI CYPRESS	6' HT MIN.	5	12
	JS	JUNIPERUS SCOPULORUM 'SKYROCKET' **	SKYROCKET JUNIPER	6' HT MIN. ***	5	15
	PV	PINUS CONTORTA VAR. CONTORTA	SHORE PINE	5' HT MIN	15	20
	SP	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	2\"/>		

- \* PER POMC 20.128.100(4) -- FOUNDATION = 270' LF / 3 = 90 SHRUBS @ 3 GALLONS; PROVIDED SHRUBS @ 3GAL = 103  
 \*\* SELECTED PER "CRITICAL AREAS ASSESSMENT AND HABITAT MANAGEMENT PLAN" BY HABITAT TECHNOLOGIES DATED APRIL 4, 2019  
 \*\*\* SIZE PER PORT ORCHARD SHORELINE MANAGEMENT PLAN G-DR-32 (F)  
 \*\*\*\* SELECTION PER CITY OF BREMERTON "2016 BREMERTON APPROVED STREET TREE LIST"

## GENERAL LANDSCAPE NOTES

- PLANTING SHALL CONFORM TO ALL CITY OF PORT ORCHARD CODE REQUIREMENTS, INCLUDING PRESERVATION OF ADEQUATE INTERSECTION SIGHT DISTANCE LINES/ TRIANGULAR AREAS.
- CONTRACTOR SHALL VERIFY ON-SITE CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION.
- INSTALL AUTOMATIC UNDERGROUND IRRIGATION SYSTEM IN ALL NEW AND RENOVATED LANDSCAPE AREAS.
- INSTALL TEMPORARY IRRIGATION SYSTEM IN ALL RESTORATION AREA.
- THE CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO INSTALLATION. ANY PLANT MATERIAL QUANTITIES LISTED ARE FOR THE CONVENIENCE OF THE CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COUNTING THE TOTAL NUMBER OF PLANTS INDICATED ON THE PLANS AND ESTIMATING GROUNDCOVER QUANTITIES.
- THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL CONTAINER OR FIELD GROWN TREES, SHRUBS AND GROUNDCOVERS, INCLUDING SEEDED AND SODDED TURF, HYDROMULCHES AND FLATTED GROUNDCOVERS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE AND PAY FOR: PLANTING OF ALL PLANT MATERIALS; THE SPECIFIED GUARANTEE OF ALL PLANT MATERIALS; THE STAKING AND GUYING OF TREES AND THE CONTINUOUS PROTECTION OF ALL PLANT MATERIALS UPON THEIR ARRIVAL AT THE SITE.
- ALL NEWLY PLANTED LANDSCAPE AREAS TO RECEIVE 18\"/>

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## LANDSCAPE MAINTENANCE PLAN

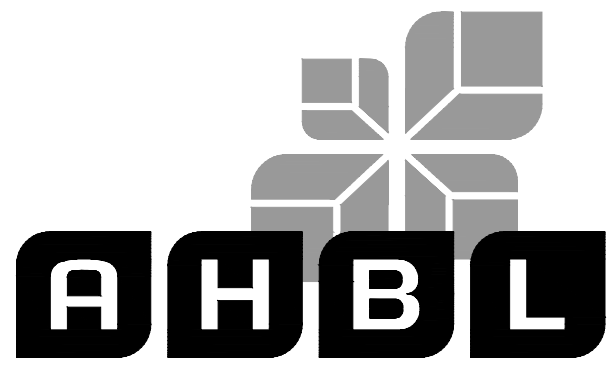
PER POMC 20.128.100(4)

THE OWNERS OF THE PROPERTY AND THEIR AGENTS, HEIRS, OR ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, PRESERVATION, AND MAINTENANCE OF ALL PLANTING AND PHYSICAL FEATURES SHOWN ON THIS PLAN. THE OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE VEGETATION, INCLUDING BUT NOT LIMITED TO:

- FERTILIZATION;
- PRUNING;
- PEST CONTROL;
- MULCHING;
- MOWING
- PROTECTION OF THE ROOT ZONES FROM EQUIPMENT, CONSTRUCTION, AND STORAGE OF MATERIALS;
- WATERING;
- OTHER CONTINUING MAINTENANCE OPERATIONS.

SHORELINE AND CRITICAL AREAS VEGETATION AREA REQUIREMENTS (PER PORT ORCHARD SHORELINE MANAGEMENT PLAN G-DR-32(F)(H)):  
 (A) FOR A PERIOD OF TWO (2) YEARS AFTER INITIAL PLANTING, THE APPLICANT SHALL REPLACE ANY HEALTHY OR DEAD VEGETATION PLANTED AS PART OF AN APPROVED LANDSCAPE PLAN.  
 (B) FOR A MINIMUM OF FIVE (5) YEARS AFTER INITIAL PLANTING, THE APPLICANT SHALL MECHANICALLY REMOVE ANY INVASIVE VEGETATION. THE USE OF HERBICIDES WILL NOT BE ALLOWED IN THE CONTROL OF INVASIVE VEGETATION.

FAILURE TO MAINTAIN ALL PLANTINGS IN ACCORDANCE WITH THIS PLAN SHALL CONSTITUTE A VIOLATION OF THE PORT ORCHARD MUNICIPAL CODE AND MAY RESULT IN FINES.



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Revisions:

Sheet Title:

## PLANT SCHEDULES, NOTES AND DETAILS

Designed by: SS Drawn by: AG Checked by: CS

Sheet No.

L1.1

2 of 2 Sheets